

**MINUTES OF THE  
VINEYARD TOWN COUNCIL MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
February 8, 2012**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Sean Fernandez – *participated electronically by phone*  
Councilmember Norm Holdaway  
Councilmember Nate Riley

**ABSENT:**

Councilmember Jeff Gillespie

**Staff Present:** Water Operator Sullivan Love, Engineer Don Overson, Town Attorney David Church, Town Clerk/Recorder Dan Wright, Deputy Recorder Debra Cullimore, Deputy Treasurer Kelly Boren.

**Others Present:** Ed Grampp and Stewart Park of Anderson Development, Richie McDonald of Sweetwater Homes.

The Vineyard Town Council held a Regular Meeting on Wednesday, February 8, 2012, beginning at 7:00 p.m. The Pledge of Allegiance was led by Norm Holdaway.

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**Regular Session** – The meeting was called to order at 7:00 p.m.

**MINUTES REVIEW AND APPROVAL** –

COUNCILMEMBER RILEY MOVED TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 25, 2012. COUNCILMEMBER HOLDAWAY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL** - *Planning Commission Liaison Norman Holdaway*

Councilmember Holdaway had no new business to forward to the Council from the Planning Commission.

**STAFF REPORTS** -

Planner, Jim Carter – Logan Simpson Design – Mr. Carter was not present at the meeting.

Engineer, Don Overson – JUB Engineers – Mr. Overson reported on an updated map which will be submitted to UDOT regarding distribution of Class B and Class C road funds. The updated maps will increase Vineyard's distribution to the appropriate level.

Water Operator Technician – Sullivan Love – Mr. Love reported that the Town has issued 21 single family building permits for construction in the Lakes at Sleepy Ridge Subdivision. Several homes have been completed, and several more are currently under construction in that area.

Attorney – David Church – Mr. Church reported that he and Building Official, Doug Bezzant, attended a federal court hearing regarding pending action against Parrish Chemicals by the EPA. The judge has taken the matter under advisement at this time.

Utah County Sheriff's Department – A representative of the Sheriff's Department was not present at the meeting.

## **BUSINESS ITEMS –**

**5.1 Discussion and Action – Development of Lakes at Sleepy Ridge lots 294, 295, 296 and 306.** *This is a request by Richie McDonald of Sweetwater Homes for the Council's consideration of approval to vacate an existing easement located on the subject lots. A note on the plat currently prohibits development of these lots due to a 20 foot all weather emergency access road easement which currently bisects the lots. The Council previously reviewed a proposal submitted by Mr. McDonald to fence the easement area and develop the lots. However, a recommendation has been given by Brett Larsen of the Orem Department of Public Safety indicating that the easement is not necessary for emergency vehicle access and can be safely vacated.*

Richie McDonald was present as the representative for this discussion. Councilmember Riley observed that Orem Fire Department has indicated that the existing easement is not necessary and can be vacated. Councilmember Fernandez agreed that based on the recommendation of the Orem Department of Public Safety, the easement should be vacated to allow development of the lots. Mr. Church explained that a motion to approve vacation of the easement should also authorize staff to issue building permits for the subject lots. Mayor Farnworth called for further comments or discussion. Hearing none, he called for a motion.

COUNCILMEMBER RILEY MOVED TO AUTHORIZE STAFF TO INITIATE VACATION OF THE EXISTING EASEMENT ON LOTS 294, 295, 296 AND 306 OF THE LAKES AT SLEEPY RIDGE SUBDIVISION, AND ALSO AUTHORIZE STAFF TO ISSUE BUILDING PERMITS FOR THE SUBJECT LOTS. COUNCILMEMBER HOLDAWAY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**5.2 Discussion and Action – Subdivision Plat – 575 South – Church of Jesus Christ of Latter Day Saints.** *The Council will discuss and possibly act to approve a subdivision plat on property owned by the LDS Church. The subdivision plat was made necessary as a result of the purchase of the 575 South right-of-way which bisects the property. The proposed subdivision*

*will create a north lot and a south lot on either side of the road right-of-way. The Planning Commission recommended approval with no conditions.*

Mayor Farnworth reviewed a staff report provided by Town Planner, Jim Carter, regarding this subdivision request. Councilmember Riley clarified that this subdivision is on property owned by the LDS Church, and that the proposed subdivision corrects an illegal subdivision created when the Town acquired the right-of-way for 575 South.

Councilmember Fernandez observed that the plat provided to the Council did not include a boundary description. Mr. Overson explained that the recorded plat will include the full boundary description. Councilmember Fernandez inquired as to whether any gaps were identified with neighboring parcels as a result of the survey for this subdivision. Mr. Overson stated that a gap was identified adjacent to the Cook property. The gap will be corrected at the time the Cook property develops.

Mr. Overson noted that the report provided by Mr. Carter indicates that “the recorded record of survey map shall be in conformance with the Geneva Parcel Record of Survey Map.” Mr. Overson clarified that the subject property is not associated with the Geneva Parcel of Record and is not required to meet this stipulation.

Mayor Farnworth called for further comments or discussion. Hearing none, he called for a motion.

COUNCILMEMBER HOLDAWAY MOVED TO APPROVE THE 575 SOUTH VINEYARD SUBDIVISION NOTING THAT THE SUBJECT PROPERTY IS NOT PART OF THE GENEVA PARCEL OF RECORD. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

#### **OPEN SESSION** – Citizen Comments

Mayor Farnworth called for comments from the audience. There was no public comment.

#### **COUNCILMEMBER’S REPORTS** –

**Councilmember Riley** – Councilmember Riley reported on previous discussion to undertake a project with Utah County Architects Association (UCAA) regarding concept planning services. The Town will provide Master Plan Maps and other information for review by UCAA followed by a Work Session with the Council to begin work on concept plans for future development.

**Councilmember Holdaway** – Councilmember Holdaway had no items to report.

**Councilmember Gillespie** – Councilmember Gillespie was not present at the meeting.

**Councilmember Fernandez** – Councilmember Fernandez reported that he will forward legislative updates to the Council as he receives them.

### **MAYOR’S REPORT –**

Mayor Farnworth reported on discussions regarding purchase of accounting software. Ms. Boren has visited neighboring communities to review options, and discussed costs and capabilities associated with purchasing additional Casselle modules as well as Pelorus Methods software.

Mayor Farnworth observed that an upgrade to existing accounting software is necessary due to increased demands of accounting function for the RDA. He noted that some reimbursement to the General Fund may be available through the RDA. The Council discussed long term and short term costs associated with each program.

Staff will follow up on research into accounting software and will make a recommendation to the Council in the near future.

Mayor Farnworth went on to report on discussions in recent Mountainland Association of Governments and Utah County Council of Governments meetings regarding residual funding from the I-15 Core project to be directed to construction of the Vineyard Connector. Many of the Mayor’s attending the meetings expressed opposition to the proposed use of the funds based on long term transportation planning and prioritization.

Mayor Farnworth noted that discussion regarding the Vineyard Connector lead to discussion regarding efforts underway by Anderson Development to move the Vineyard RDA to the jurisdiction of the City of Orem. Mayor Farnworth reported that it appears that Vineyard has the support of the majority of other Utah County Mayors in this matter. Town officials will attend a meeting on Thursday, February 9, 2012 with legislators to discuss whether a bill will be sponsored during this legislative session which would allow Anderson Development to relocate the Vineyard RDA.

### **ADJOURNMENT TO VINEYARD DEVELOPMENT AGENCY MEETING –**

The Town Council meeting was adjourned and the Vineyard Redevelopment Agency Board meeting convened by consensus at 7:35 p.m.

### **ADJOURNMENT –**

The Vineyard Redevelopment Agency Board meeting and the Town Council meeting were adjourned at 8:20 p.m. The next regular Town Council will be held Wednesday, February 22, 2012.

**MINUTES APPROVED ON** – February 22, 2012

**CERTIFIED CORRECT BY** \_\_\_\_\_  
**DEBRA CULLIMORE, DEPUTY RECORDER**